HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: August 2018

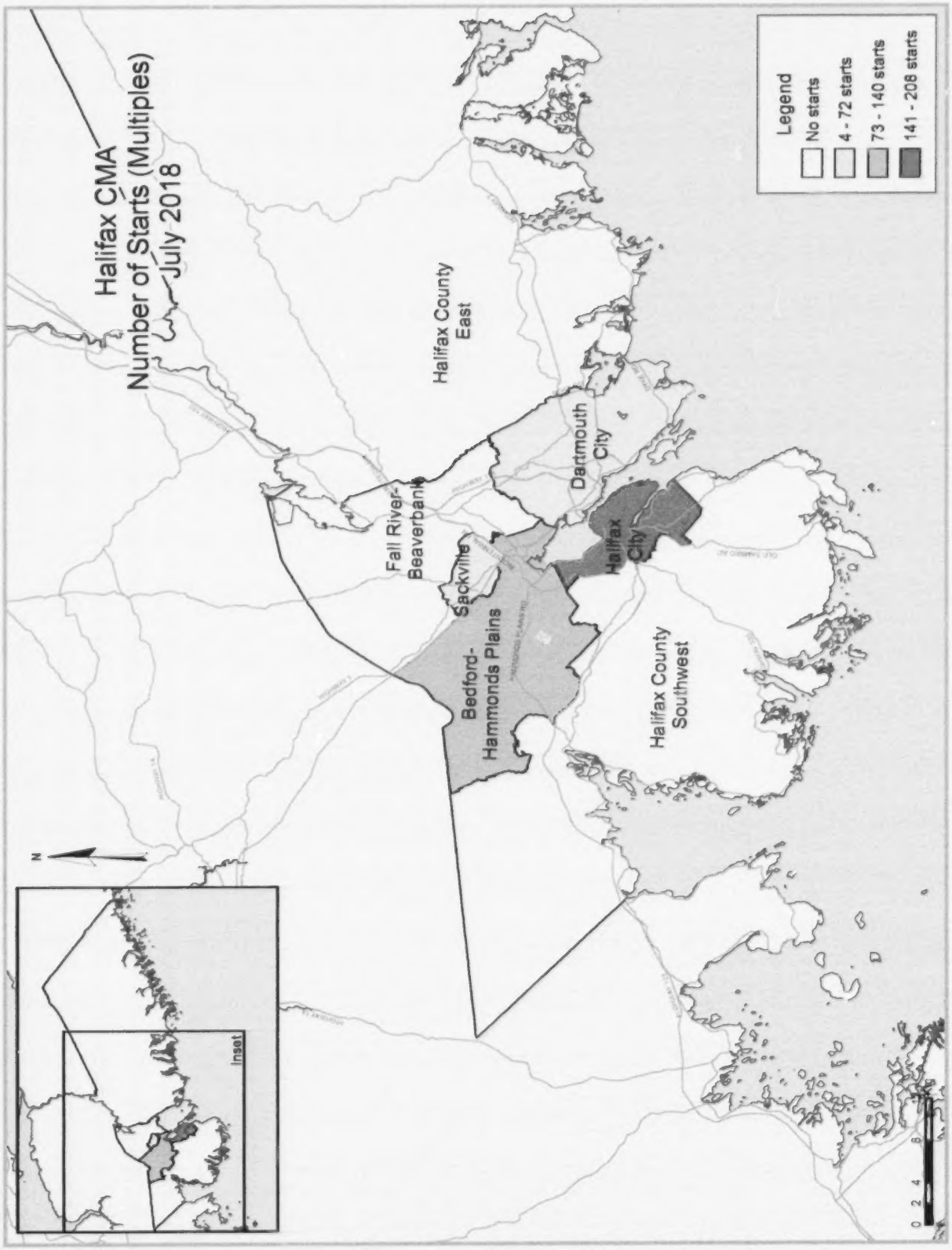
SUBSCRIBE NOW!

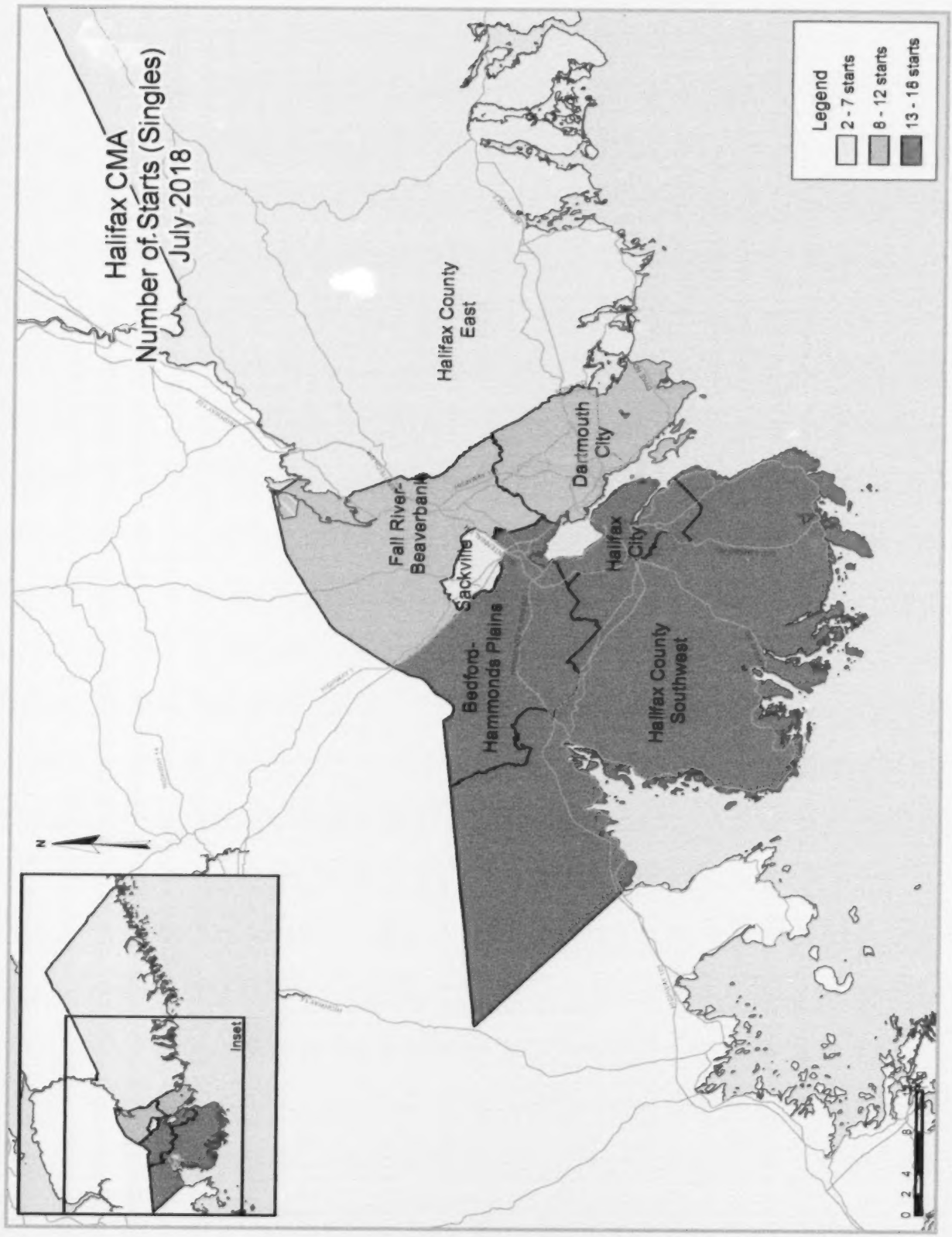
Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

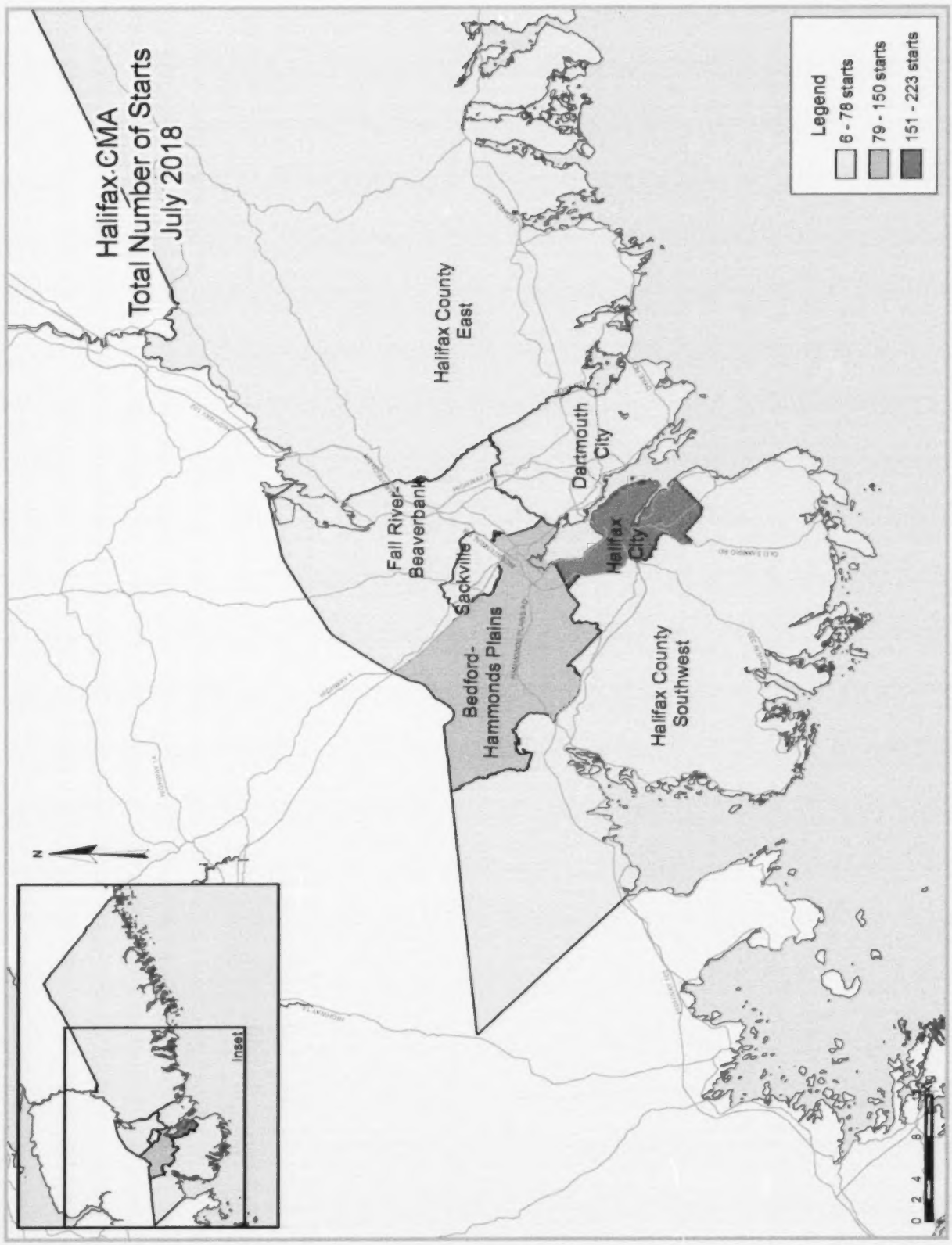
Get your myCMHC account today!

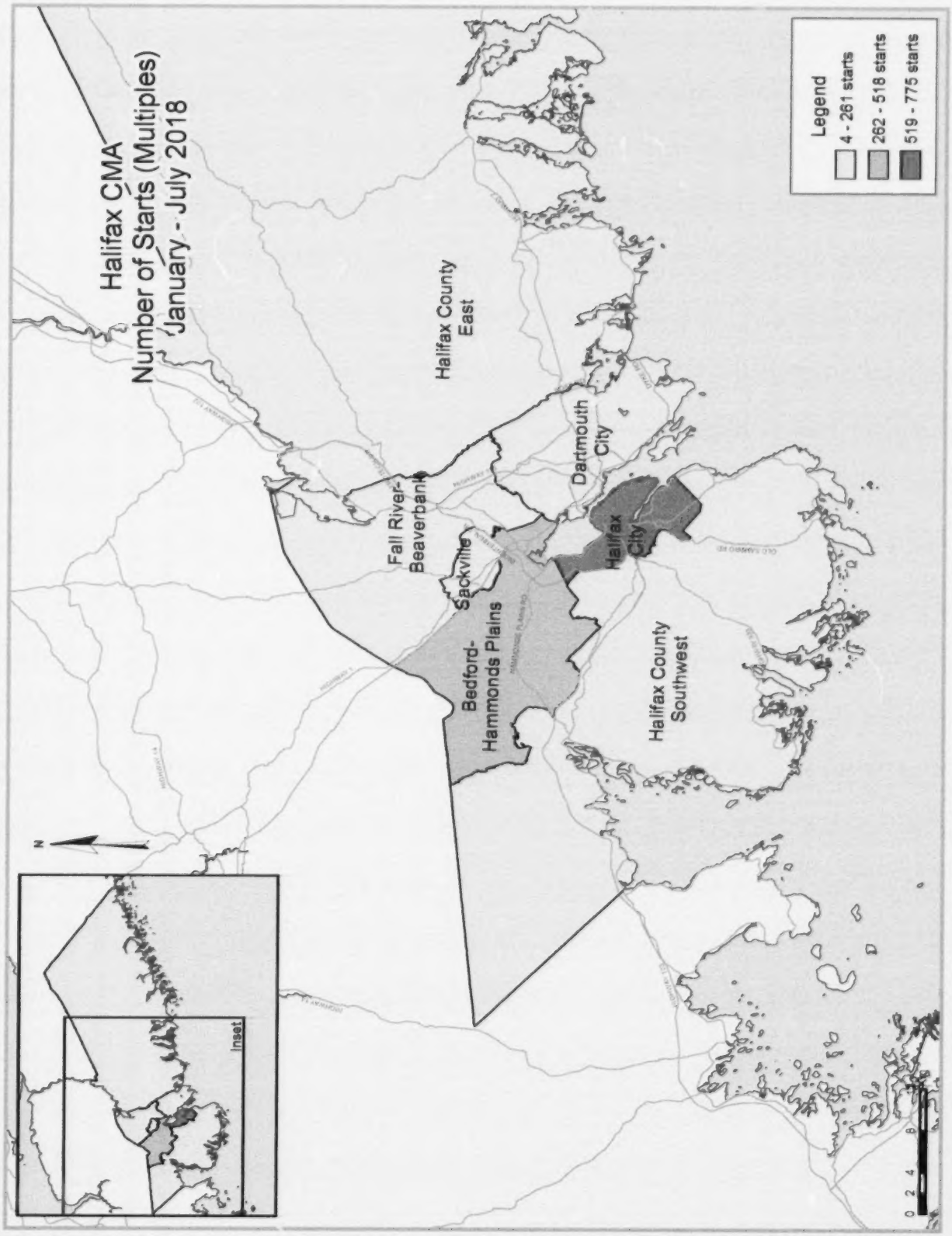
Canada

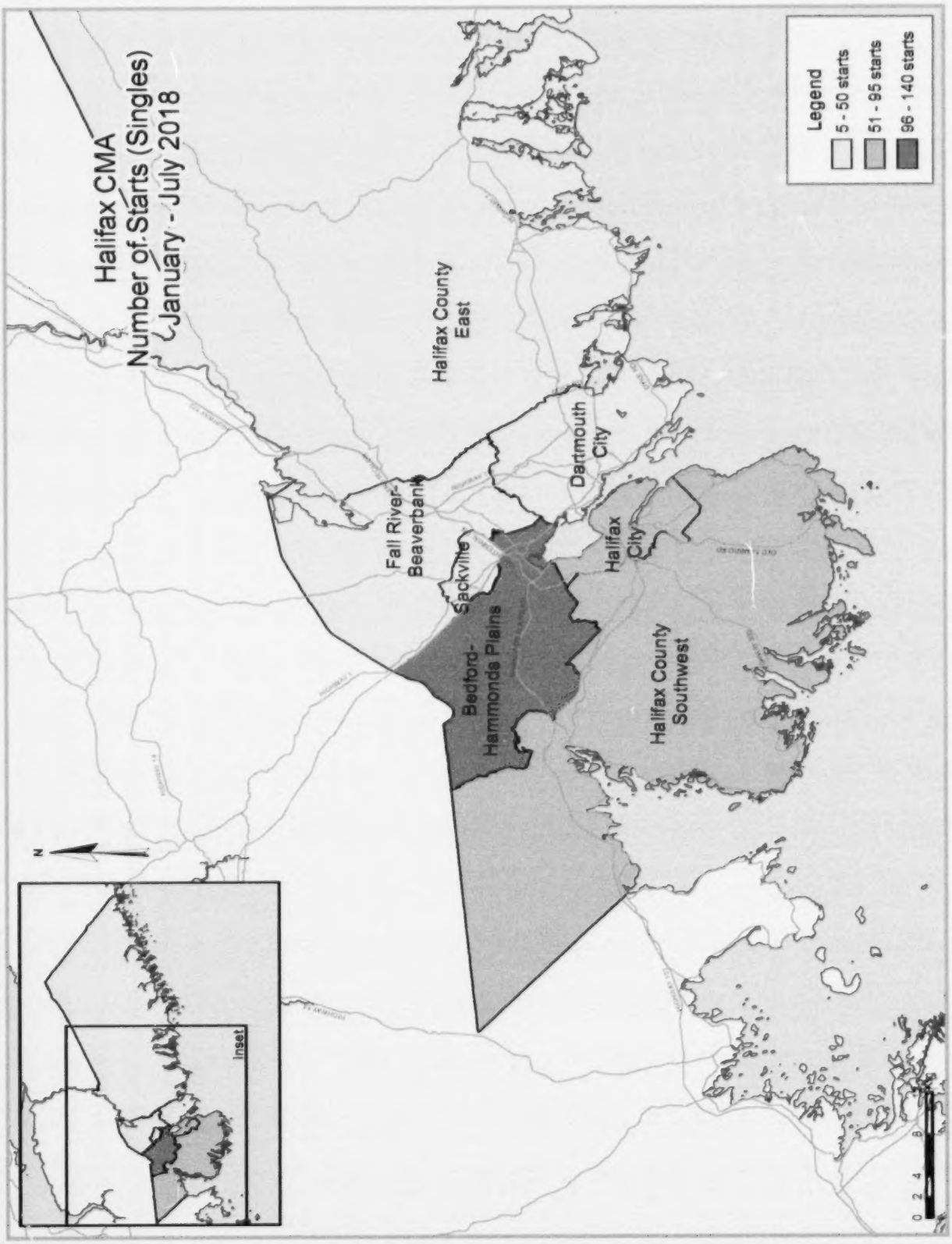
CMHC SCHL

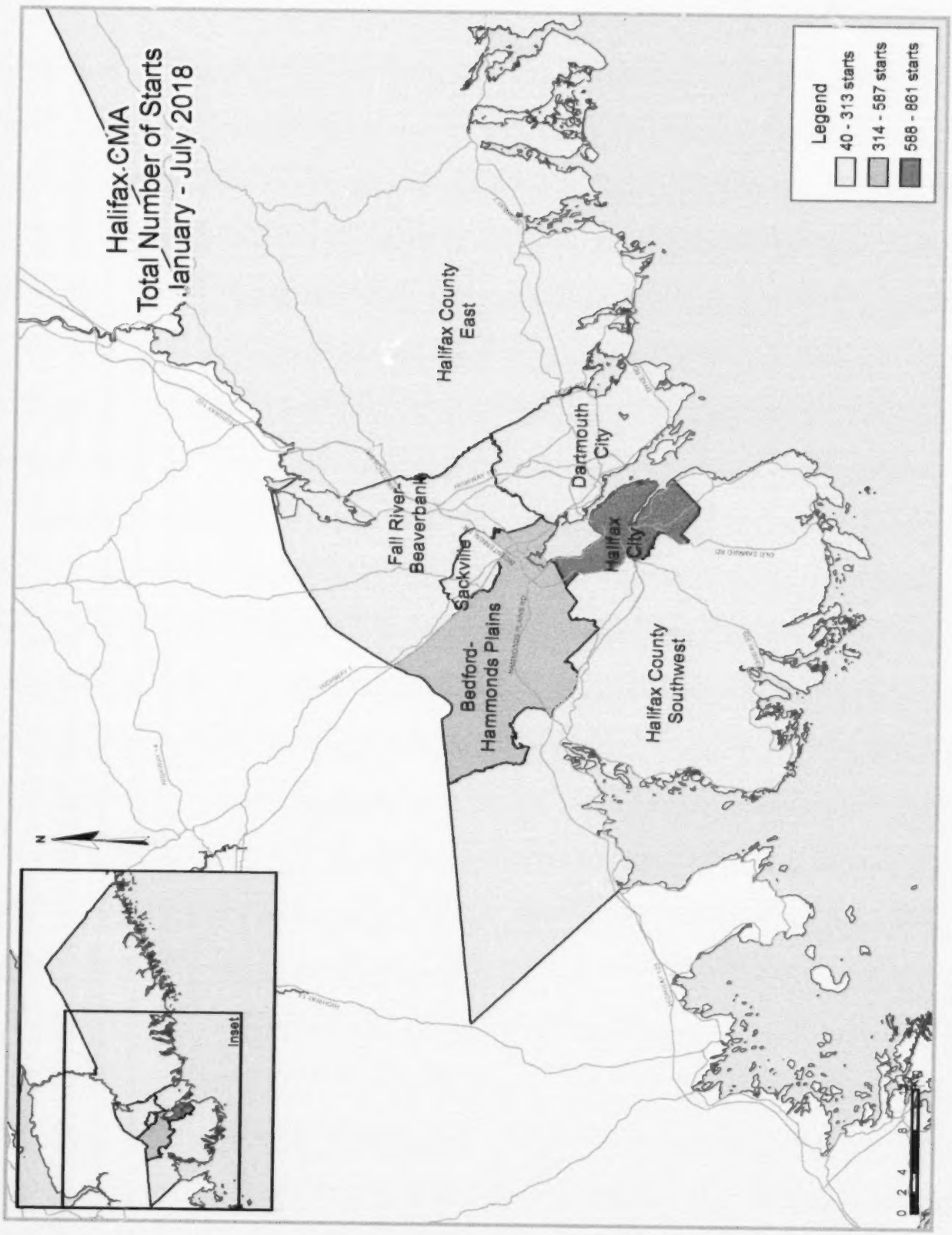

Halifax CMA
Number of Starts (Multiples)
July 2018
Legend
No starts
4 - 72 starts
73 - 140 starts
141 - 208 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
July 2018
Legend
2 - 7 starts
8 - 12 starts
13 - 18 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
July 2018
Legend
6 - 78 starts
79 - 150 starts
151 - 223 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - July 2018
Legend
4 - 261 starts
262 - 518 starts
519 - 775 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - July 2018
Legend
5 - 50 starts
51 - 95 starts
96 - 140 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - July 2018
Legend
40 - 313 starts
314 - 587 starts
588 - 861 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2018		
Halifax CMA[1]	June 2018	July 2018
Trend[2]	2,420	2,824
SAAR	4,281	4,627
	July 2017	July 2018
Actual		
July - Single-Detached	83	74
July - Multiples	194	330
July - Total	277	404
January to July - Single-Detached	372	393
January to July - Multiples	1,195	1,154
January to July - Total	1,567	1,547

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	69	6	0	0	0	0	9	320	404
July 2017	81	18	8	0	0	50	2	118	277
% Change	-14.8	-66.7	-100.0	n/a	n/a	-100.0	**	171.2	45.8
Year-to-date 2018	359	72	61	5	0	77	41	932	1,547
Year-to-date 2017	349	54	49	0	0	134	30	951	1,567
% Change	2.9	33.3	24.5	n/a	n/a	-42.5	36.7	-2.0	-1.3
UNDER CONSTRUCTION									
July 2018	481	94	78	7	0	481	23	3,138	4,302
July 2017	432	128	83	0	0	541	15	3,001	4,212
% Change	11.3	-26.6	-6.0	n/a	n/a	-11.1	53.3	4.6	2.1
COMPLETIONS									
July 2018	56	30	0	0	0	0	7	0	93
July 2017	27	6	3	0	0	0	2	0	38
% Change	107.4	**	-100.0	n/a	n/a	n/a	**	n/a	144.7
Year-to-date 2018	405	70	11	0	0	0	52	869	1,407
Year-to-date 2017	292	64	39	1	16	71	60	602	1,145
% Change	38.7	9.4	-71.8	-100.0	-100.0	-100.0	-13.3	44.4	22.9
COMPLETED & NOT ABSORBED									
July 2018	96	18	11	2	0	64	n/a	n/a	191
July 2017	67	22	14	1	0	73	n/a	n/a	177
% Change	43.3	-18.2	-21.4	100.0	n/a	-12.3	n/a	n/a	7.9
ABSORBED									
July 2018	51	26	1	0	0	0	n/a	n/a	78
July 2017	32	8	4	0	2	0	n/a	n/a	46
% Change	59.4	**	-75.0	n/a	-100.0	n/a	n/a	n/a	69.6
Year-to-date 2018	398	100	20	1	0	7	n/a	n/a	526
Year-to-date 2017	291	50	41	0	16	49	n/a	n/a	447
% Change	36.8	100.0	-51.2	n/a	-100.0	-85.7	n/a	n/a	17.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
July 2018	15	6	0	0	0	0	0	202	223
July 2017	20	0	5	0	0	0	0	112	137
Dartmouth City									
July 2018	8	0	0	0	0	0	0	12	20
July 2017	5	4	0	0	0	50	0	6	65
Bedford-Hammonds Plains									
July 2018	12	0	0	0	0	0	3	106	121
July 2017	25	0	0	0	0	0	1	0	26
Sackville									
July 2018	1	0	0	0	0	0	5	0	6
July 2017	2	12	3	0	0	0	1	0	18
Fall River - Beaverbank									
July 2018	10	0	0	0	0	0	0	0	10
July 2017	6	0	0	0	0	0	0	0	6
Halifax County East									
July 2018	6	0	0	0	0	0	0	0	6
July 2017	10	0	0	0	0	0	0	0	10
Halifax County Southwest									
July 2018	17	0	0	0	0	0	1	0	18
July 2017	13	2	0	0	0	0	0	0	15
Halifax CMA									
July 2018	69	6	0	0	0	0	9	320	404
July 2017	81	18	8	0	0	50	2	118	277

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
July 2018	136	46	31	0	0	431	4	2,482	3,130
July 2017	134	56	27	0	0	491	0	2,457	3,165
Dartmouth City									
July 2018	32	6	0	0	0	50	0	42	130
July 2017	22	32	4	0	0	50	0	66	174
Bedford-Hammonds Plains									
July 2018	155	12	37	6	0	0	5	527	742
July 2017	111	8	30	0	0	0	8	279	436
Sackville									
July 2018	1	18	0	0	0	0	12	75	106
July 2017	17	22	6	0	0	0	4	199	248
Fall River - Beaverbank									
July 2018	40	4	0	0	0	0	1	0	45
July 2017	40	6	0	0	0	0	3	0	49
Halifax County East									
July 2018	40	6	3	0	0	0	0	12	61
July 2017	47	0	11	0	0	0	0	0	70
Halifax County Southwest									
July 2018	77	2	7	1	0	0	1	0	88
July 2017	61	4	5	0	0	0	0	0	70
Halifax CMA									
July 2018	481	94	78	7	0	481	23	3,138	4,302
July 2017	432	128	83	0	0	541	15	3,001	4,212

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
July 2018	16	10	0	0	0	0	0	0	26
July 2017	2	2	0	0	0	0	0	0	4
Dartmouth City									
July 2018	2	4	0	0	0	0	0	0	6
July 2017	1	2	0	0	0	0	0	0	3
Bedford-Hammonds Plains									
July 2018	20	0	0	0	0	0	3	0	23
July 2017	11	0	0	0	0	0	0	0	11
Sackville									
July 2018	0	14	0	0	0	0	4	0	18
July 2017	0	2	3	0	0	0	0	0	5
Fall River - Beaverbank									
July 2018	5	0	0	0	0	0	0	0	5
July 2017	5	0	0	0	0	0	2	0	7
Halifax County East									
July 2018	5	0	0	0	0	0	0	0	5
July 2017	4	0	0	0	0	0	0	0	4
Halifax County Southwest									
July 2018	8	2	0	0	0	0	0	0	10
July 2017	4	0	0	0	0	0	0	0	4
Halifax CMA									
July 2018	56	30	0	0	0	0	7	0	93
July 2017	27	6	3	0	0	0	2	0	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
July 2018	34	9	3	0	0	0	n/a	n/a	46
July 2017	16	6	9	0	0	0	n/a	n/a	31
Dartmouth City									
July 2018	10	6	4	0	0	64	n/a	n/a	84
July 2017	6	15	1	0	0	71	n/a	n/a	93
Bedford-Hammonds Plains									
July 2018	31	0	4	2	0	0	n/a	n/a	37
July 2017	19	1	4	0	0	0	n/a	n/a	24
Sackville									
July 2018	2	3	0	0	0	0	n/a	n/a	5
July 2017	2	0	0	0	0	2	n/a	n/a	4
Fall River - Beaverbank									
July 2018	6	0	0	0	0	0	n/a	n/a	6
July 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax County East									
July 2018	5	0	0	0	0	0	n/a	n/a	5
July 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax County Southwest									
July 2018	8	0	0	0	0	0	n/a	n/a	8
July 2017	12	0	0	1	0	0	n/a	n/a	13
Halifax CMA									
July 2018	96	18	11	2	0	64	n/a	n/a	191
July 2017	67	22	14	1	0	73	n/a	n/a	177

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
July 2018	11	10	0	0	0	0	n/a	n/a	21
July 2017	5	2	1	0	0	0	n/a	n/a	8
Dartmouth City									
July 2018	3	2	0	0	0	0	n/a	n/a	5
July 2017	2	2	0	0	2	0	n/a	n/a	6
Bedford-Hammonds Plains									
July 2018	16	0	1	0	0	0	n/a	n/a	17
July 2017	11	1	0	0	0	0	n/a	n/a	12
Sackville									
July 2018	0	12	0	0	0	0	n/a	n/a	12
July 2017	0	2	3	0	0	0	n/a	n/a	5
Fall River - Beaverbank									
July 2018	4	0	0	0	0	0	n/a	n/a	4
July 2017	5	1	0	0	0	0	n/a	n/a	6
Halifax County East									
July 2018	4	0	0	0	0	0	n/a	n/a	4
July 2017	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
July 2018	13	2	0	0	0	0	n/a	n/a	15
July 2017	4	0	0	0	0	0	n/a	n/a	4
Halifax CMA									
July 2018	51	26	1	0	0	0	n/a	n/a	78
July 2017	32	8	4	0	2	0	n/a	n/a	46

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Halifax City	15	20	6	0	0	5	202	112	223	137	62.8
Dartmouth City	8	5	0	4	0	0	12	56	20	65	-69.2
Bedford-Hammonds Plains	15	26	0	0	0	0	106	0	121	26	**
Sackville	2	3	0	12	4	3	0	0	6	18	-66.7
Fall River - Beaverbank	10	6	0	0	0	0	0	0	10	6	66.7
Halifax County East	6	10	0	0	0	0	0	0	6	10	-40.0
Halifax County Southwest	18	13	0	2	0	0	0	0	18	15	20.0
Halifax CMA	74	83	6	18	4	8	320	168	404	277	45.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	86	110	38	10	20	18	717	945	861	1,083	-20.5
Dartmouth City	23	20	0	14	0	0	17	56	40	90	-55.6
Bedford-Hammonds Plains	140	100	10	6	35	21	251	84	436	211	106.6
Sackville	5	19	14	12	8	9	24	0	51	40	27.5
Fall River - Beaverbank	36	38	4	8	0	0	0	0	40	46	-13.0
Halifax County East	39	37	6	0	3	8	0	0	48	45	6.7
Halifax County Southwest	64	48	0	4	7	0	0	0	71	52	36.5
Halifax CMA	393	372	72	54	73	56	1,009	1,085	1,547	1,567	-1.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Halifax City	0	5	0	0	0	0	202	112
Dartmouth City	0	0	0	0	0	50	12	6
Bedford-Hammonds Plains	0	0	0	0	0	0	106	0
Sackville	0	3	4	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	8	4	0	0	50	320	118

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	20	18	0	0	77	84	640	861
Dartmouth City	0	0	0	0	0	50	17	6
Bedford-Hammonds Plains	31	17	4	4	0	0	251	84
Sackville	0	6	8	3	0	0	24	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	8	0	0	0	0	0	0
Halifax County Southwest	7	0	0	0	0	0	0	0
Halifax CMA	61	49	12	7	77	134	932	951

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Halifax City	21	25	0	0	202	112	223	137
Dartmouth City	8	9	0	50	12	6	20	65
Bedford-Hammonds Plains	12	25	0	0	109	1	121	26
Sackville	1	17	0	0	5	1	6	18
Fall River - Beaverbank	10	6	0	0	0	0	10	6
Halifax County East	6	10	0	0	0	0	6	10
Halifax County Southwest	17	15	0	0	1	0	18	15
Halifax CMA	75	107	0	50	329	120	404	277

Table 2.5: Starts by Submarket and by Intended Market January - July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	144	138	77	84	640	861	861	1,083
Dartmouth City	22	29	0	50	18	11	40	90
Bedford-Hammonds Plains	159	114	4	0	273	97	436	211
Sackville	15	34	0	0	36	6	51	40
Fall River - Beaverbank	38	42	0	0	2	4	40	46
Halifax County East	47	45	0	0	1	0	48	45
Halifax County Southwest	67	50	1	0	3	2	71	52
Halifax CMA	492	452	82	134	973	981	1,547	1,567

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type July 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Halifax City	16	2	10	2	0	0	0	0	26	4	**
Dartmouth City	2	1	4	2	0	0	0	0	6	3	100.0
Bedford-Hammonds Plains	23	11	0	0	0	0	0	0	23	11	109.1
Sackville	1	0	14	2	3	3	0	0	18	5	**
Fall River - Beaverbank	5	5	0	2	0	0	0	0	5	7	-28.6
Halifax County East	5	4	0	0	0	0	0	0	5	4	25.0
Halifax County Southwest	8	4	2	0	0	0	0	0	10	4	150.0
Halifax CMA	60	27	30	8	3	3	0	0	93	38	144.7

Table 3.1: Completions by Submarket and by Dwelling Type January - July 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	92	51	28	24	5	26	799	513	924	614	50.5
Dartmouth City	26	20	8	20	0	19	6	71	40	130	-69.2
Bedford-Hammonds Plains	132	102	2	6	6	23	64	89	204	220	-7.3
Sackville	10	8	28	2	9	3	0	0	47	13	**
Fall River - Beaverbank	37	32	0	10	0	12	0	0	37	54	-31.5
Halifax County East	73	41	4	4	8	6	0	0	85	51	66.7
Halifax County Southwest	64	61	6	2	0	0	0	0	70	63	11.1
Halifax CMA	434	315	76	68	28	89	869	673	1,407	1,145	22.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	3	3	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	3	3	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	14	0	12	0	0	799	513
Dartmouth City	0	19	0	0	0	71	6	0
Bedford-Hammonds Plains	6	19	0	4	0	0	64	89
Sackville	0	3	9	0	0	0	0	0
Fall River - Beaverbank	0	0	0	12	0	0	0	0
Halifax County East	0	0	8	6	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	11	55	17	34	0	71	869	602

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Halifax City	26	4	0	0	0	0	26	4
Dartmouth City	6	3	0	0	0	0	6	3
Bedford-Hammonds Plains	20	11	0	0	3	0	23	11
Sackville	14	5	0	0	4	0	18	5
Fall River - Beaverbank	5	5	0	0	0	2	5	7
Halifax County East	5	4	0	0	0	0	5	4
Halifax County Southwest	10	4	0	0	0	0	10	4
Halifax CMA	86	36	0	0	7	2	93	38

Table 3.5: Completions by Submarket and by Intended Market January - July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	121	89	0	0	803	525	924	614
Dartmouth City	33	38	0	87	7	5	40	130
Bedford-Hammonds Plains	121	118	0	0	83	102	204	220
Sackville	33	11	0	0	14	2	47	13
Fall River - Beaverbank	36	36	0	0	1	18	37	54
Halifax County East	76	45	0	0	9	6	85	51
Halifax County Southwest	66	58	0	1	4	4	70	63
Halifax CMA	486	395	0	88	921	662	1,407	1,145

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
July 2018	3	27.3	3	27.3	1	9.1	3	27.3	1	9.1	11	-	-
July 2017	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	-	-
Year-to-date 2018	19	21.8	25	28.7	15	17.2	15	17.2	13	14.9	87	-	485,029
Year-to-date 2017	4	7.8	8	15.7	10	19.6	10	19.6	19	37.3	51	-	511,983
Dartmouth City													
July 2018	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
July 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	5	23.8	7	33.3	1	4.8	5	23.8	3	14.3	21	-	-
Year-to-date 2017	5	21.7	6	26.1	5	21.7	5	21.7	2	8.7	23	-	-
Bedford-Hammonds Plains													
July 2018	0	0.0	4	25.0	0	0.0	5	31.3	7	43.8	16	-	573,326
July 2017	0	0.0	1	9.1	6	54.5	2	18.2	2	18.2	11	-	-
Year-to-date 2018	2	1.9	9	8.7	11	10.6	46	44.2	36	34.6	104	-	587,816
Year-to-date 2017	1	1.2	6	7.3	12	14.6	33	40.2	30	36.6	82	535,000	533,803
Sackville													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	7.7	12	92.3	0	0.0	0	0.0	0	0.0	13	-	331,211
Year-to-date 2017	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	-
Fall River - Beaverbank													
July 2018	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	-	-
July 2017	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2018	4	11.1	17	47.2	5	13.9	2	5.6	8	22.2	36	-	-
Year-to-date 2017	7	22.6	13	41.9	4	12.9	6	19.4	1	3.2	31	-	293,975
Halifax County East													
July 2018	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	-	-
July 2017	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2018	41	56.9	20	27.8	5	6.9	6	8.3	0	0.0	72	-	265,179
Year-to-date 2017	21	51.2	13	31.7	5	12.2	1	2.4	1	2.4	41	-	325,511
Halifax County Southwest													
July 2018	2	15.4	6	46.2	0	0.0	2	15.4	3	23.1	13	-	540,315
July 2017	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	736,975
Year-to-date 2018	11	17.2	24	37.5	5	7.8	13	20.3	11	17.2	64	-	528,131
Year-to-date 2017	4	7.0	20	35.1	11	19.3	13	22.8	9	15.8	57	-	563,211
Halifax CMA													
July 2018	8	15.7	16	31.4	2	3.9	12	23.5	13	25.5	51	430,000	465,406
July 2017	5	15.6	8	25.0	11	34.4	3	9.4	5	15.6	32	-	450,440
Year-to-date 2018	83	20.9	114	28.7	42	10.6	87	21.9	71	17.9	397	415,000	437,726
Year-to-date 2017	43	14.8	66	22.7	47	16.2	70	24.1	65	22.3	291	460,000	501,383

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2018						
Submarket	July 2018	July 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	-	n/a	485,029	511,983	-5.3
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	573,326	-	n/a	587,816	533,803	10.1
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	-	-	n/a	265,179	325,511	-18.5
Halifax County Southwest	540,315	736,975	-26.7	528,131	563,211	-6.2
Halifax CMA	465,406	450,440	3.3	437,726	501,383	-12.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax- Dartmouth

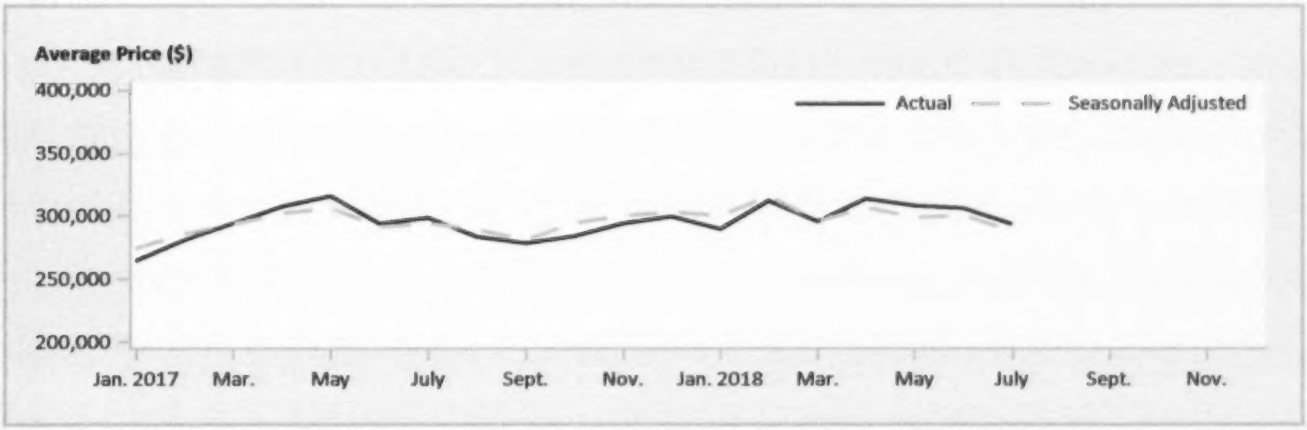


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

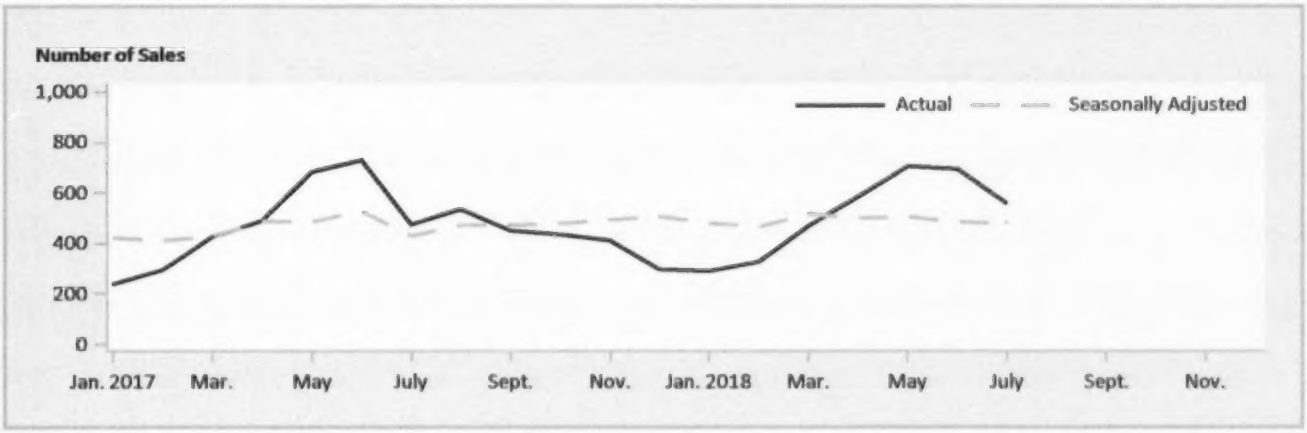
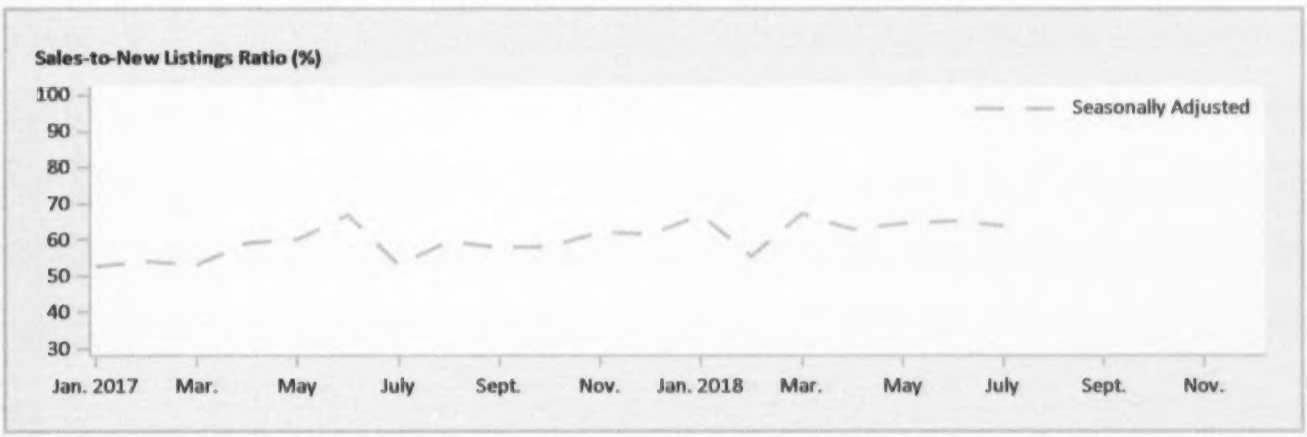


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2018

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14	101.5	133.8	233	6.0	68.1	908
	April	590	3.34	5.14	101.9	134.4	235	5.6	68.5	901
	May	601	3.49	5.34	101.8	133.9	234	5.7	68.2	896
	June	601	3.49	5.34	101.8	133.9	234	6.0	68.2	898
	July	601	3.49	5.34		134.6	233	6.5	68.3	906
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✔ Information in one central location
- ✔ Desktop and mobile friendly
- ✔ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

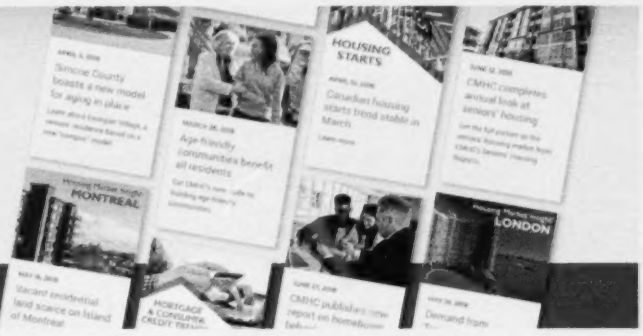
Housing Observer

Featuring quick reads and videos on...

- Analysis and data • Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer



64155_2018_M08